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about model laws because he deals with them on a regular basis in his committee but we all see them. This particular section of statute repealed the law which we had which says that it is lawful for corporations to convey real estate by a deed with or without a corporate seal; corporate seal being that little instrument that embosses a piece of paper that in the old days when you would have a document, to make it authentic or official, and to make sure that it was only your signature or your corporation or your business, we did it with a lot of things. There was an embosser. That was a seal. It went from that to an ink seal. We've done a variety of those. We use them for your notaries and so on, are types of seals. We repealed that section of law and thus we conformed ourselves with the model Corporation Act. What happened was that the impact of repealing it raised the question of whether the seal was necessary because the people who dealt with real estate in the state had said, you know, in the past we've always had a statute that says you can do it with or without the seal. When you do away with this section of law, what does that mean? Can we do it or can't we do it with or without a seal? A title standard was adopted by the Bar Association which said that that's fine, you could do it either way, and really good title has been passed with or without a seal, but the question still remains, the desire to make sure that it's reflected in statute that the title standard has a basis in law leads to the introduction of LB 138. The Banking Committee was kind enough to schedule this early and advance it out of committee. I believe it to be a restoration of a statute that was unique to ours. It will be a slight change from the model act, but it is certainly one that I think will serve us well, and I'd be happy to answer any questions. Thank you, Mr. President.

SENATOR COORDSEN: Thank you, Senator Kristensen. Senator Landis, please, to speak to the bill.

SENATOR LANDIS: No questions other than to say I think this is a good piece of work and recognizes the reality that not everybody even remembers what their corporate seal is, for heaven's sakes. The general mood of the intent of law recently is to make sure that contracts and obligations don't fail due to technicalities. That's the whole purpose of the Uniform